

**CROY ENGINEERING**  
 Engineers  
 200 NORTH BOSS PARKWAY, SUITE 413  
 MARTINEZ, CA 94554  
 PHONE (925) 875-5427 FAX (925) 875-5430

GRADING ONLY PLANS FOR  
**PARKSIDE**  
 DISTRICT, 2ND SECTION  
 OROVILLE, CALIFORNIA

**V-75  
 (2014)**

REVISIONS:  
 NO. DATE DESCRIPTION

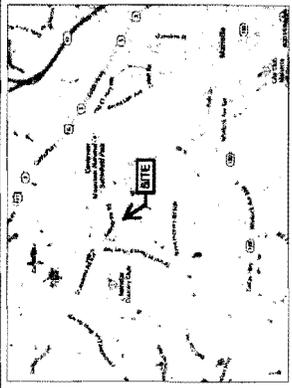
SHEET TITLE  
**VARIANCE SITE PLAN**

SCALE  
 1"=60'

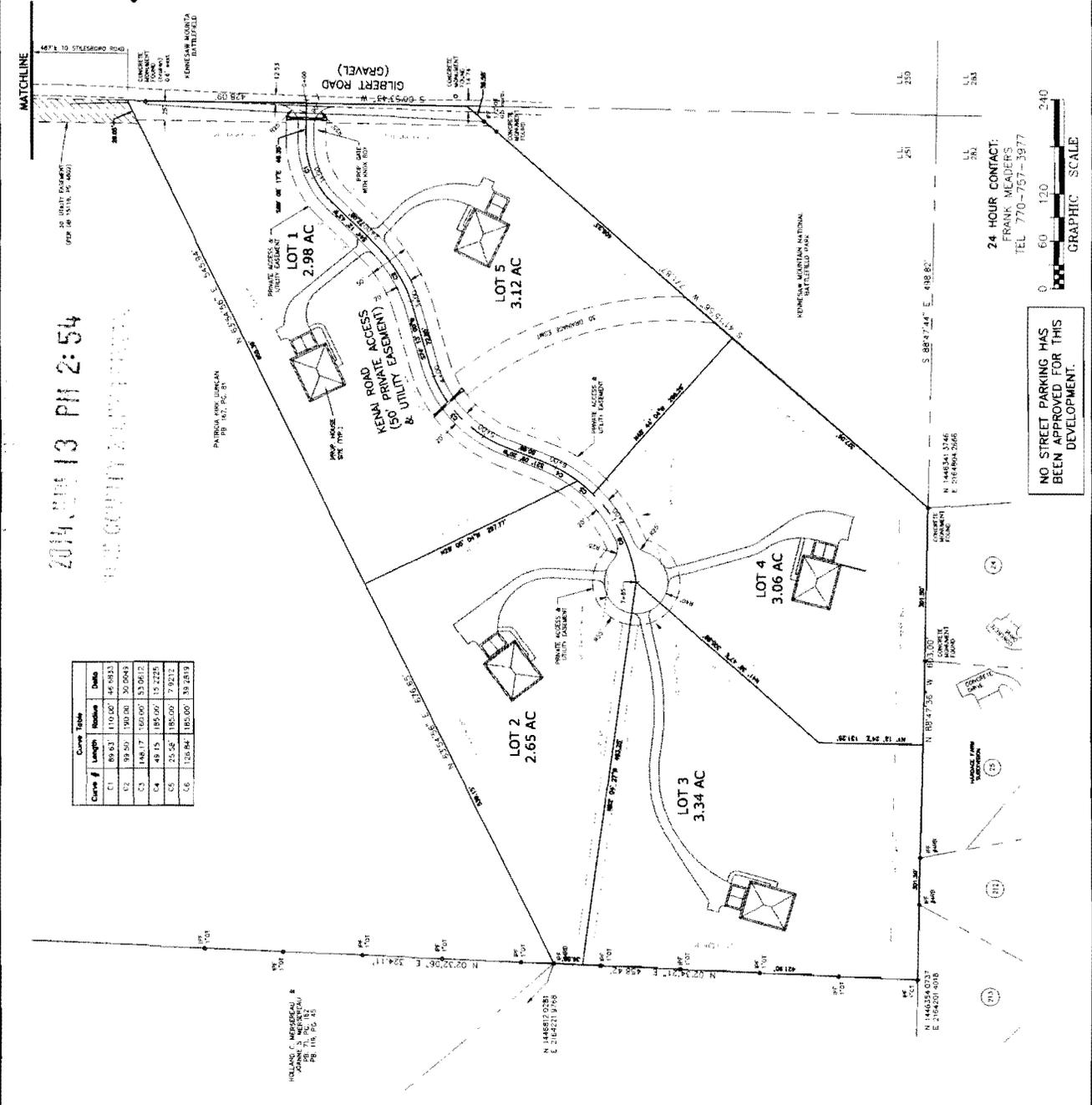
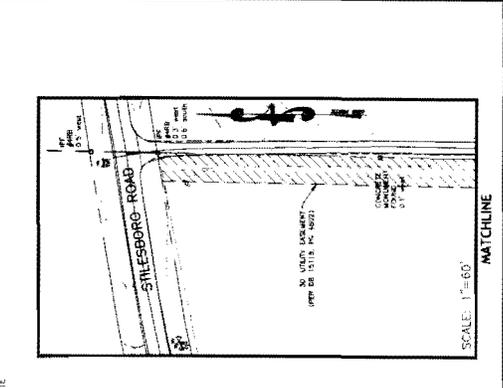
ISSUE DATE  
 6-11-14

SHEET NUMBER  
**VS-1**

GSWCC CERT #03769  
 PROJECT # 1336.00  
 DRAWN BY [CHECKED BY]  
 DEM [WWW]  
 SCALE [WWW]



- NOTES AND CERTIFICATIONS
- PROPOSED NAME OF RESIDENTIAL SUBDIVISION: THE ESTATES AT PARKSIDE
  - OWNER OF RECORD AND DEVELOPER: [Name]
  - OWNER OF RECORD AND DEVELOPER: [Name]
  - THE PLAN WAS PREPARED BASED ON SURVEY DATA PROVIDED BY: [Name]
  - AREA SUMMARY: TOTAL AREA OF PARCEL BEING SUBDIVIDED = 15.45 AC. AREA BEING SUBDIVIDED FOR RESIDENTIAL USE = 15.15 AC.
  - CURRENT ZONING: R-20
  - REQUIREMENTS: FRONT = 35 FT, SIDE = 10 FT (MINUS), REAR = 35 FT
  - PROPOSED PRIVATE ACCESS EASEMENT WIDTH = 20 FT
  - ADJACENT ZONING: NORTH R-20 (COBB COUNTY), SOUTH R-2 (COUNTY OF MARSHALL), EAST KENNESAW MOUNTAIN NATIONAL BATTLEFIELD PARK
  - NOTE: PROPOSED LOT TO BE SEPARATE BY PRIVATE ACCESS EASEMENT WHICH MUST BE APPROVED AND PERMITTED THROUGH COBB COUNTY ENVIRONMENTAL REGULATION LABEL SYSTEMS, EASEMENT PLANS, METERS, CENTERLINES, ACCESS POINTS, ARCHITECTURAL/ARCHAEOLOGICAL LANDMARKS, OR RETENTION/VEGETATION AREAS FIRST ON THE SITE.



2014 JUN 13 PM 2:54  
 COBB COUNTY ZONING DEPARTMENT

Curve #	Length	Radius	Delta
C1	89.53'	110.00'	146.4833°
C2	99.50'	100.00'	30.0049°
C3	148.17'	100.00'	53.0612°
C4	49.15'	185.00'	13.2225°
C5	25.58'	185.00'	7.9212°
C6	126.84'	100.00'	39.4819°

24 HOUR CONTACT:  
 FRANK MEADERS  
 TEL 770-757-3977



NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

**APPLICANT:** Elliott Homes, Ltd.  
**PHONE:** 770-423-0293  
**REPRESENTATIVE:** Garvis L. Sams, Jr.  
**PHONE:** 770-422-7016  
**TITLEHOLDER:** Paragon Partners, LLC  
**PROPERTY LOCATION:** On the west side of  
Gilbert Road, south of Stilesboro Road  
(1651 Gilbert Road).

**PETITION No.:** V-75  
**DATE OF HEARING:** 08-13-2014  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 251  
**DISTRICT:** 20  
**SIZE OF TRACT:** 15.14 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) To allow three homes off a private easement for lots 1-3; 2) to allow two homes off a private easement for lots 4 and 5; 3) reduce the width of a private easement from 25 feet to 15 feet for lots 1-3; and 4) reduce the width of a private easement from 25 feet to 15 feet for lots 4 and 5.

**OPPOSITION:** No. OPPOSED \_\_\_\_\_ PETITION No. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

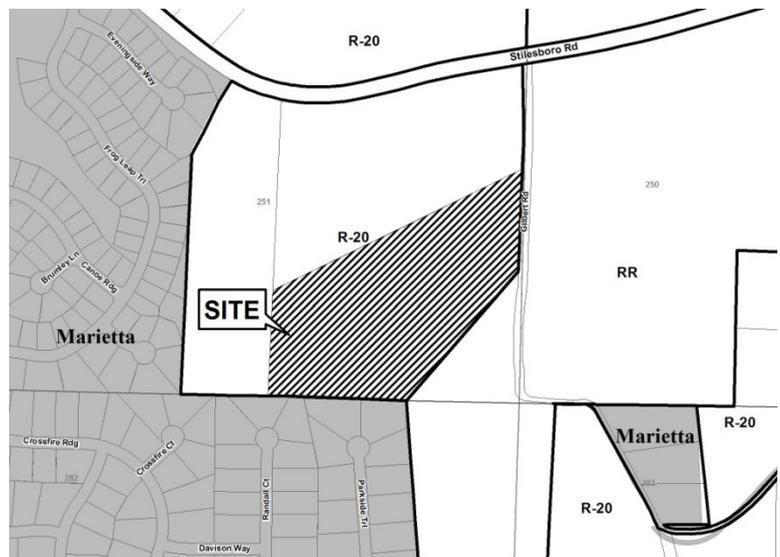
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** Elliott Homes, Ltd. \_\_\_\_\_

**PETITION No.:** V-75 \_\_\_\_\_

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No objection to creation of proposed estate lots.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** There is no public water main in Gilbert Road. Cobb County Code 122-221(d)(1) requires connection to public water when it exists within 200 feet of the premises. Lots 3 and 4 appear to be within 200 feet of the water mains in Hardage Farm Subdivision.

**SEWER:** No conflict.

\*\*\*\*\*

**FIRE DEPARTMENT:** ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

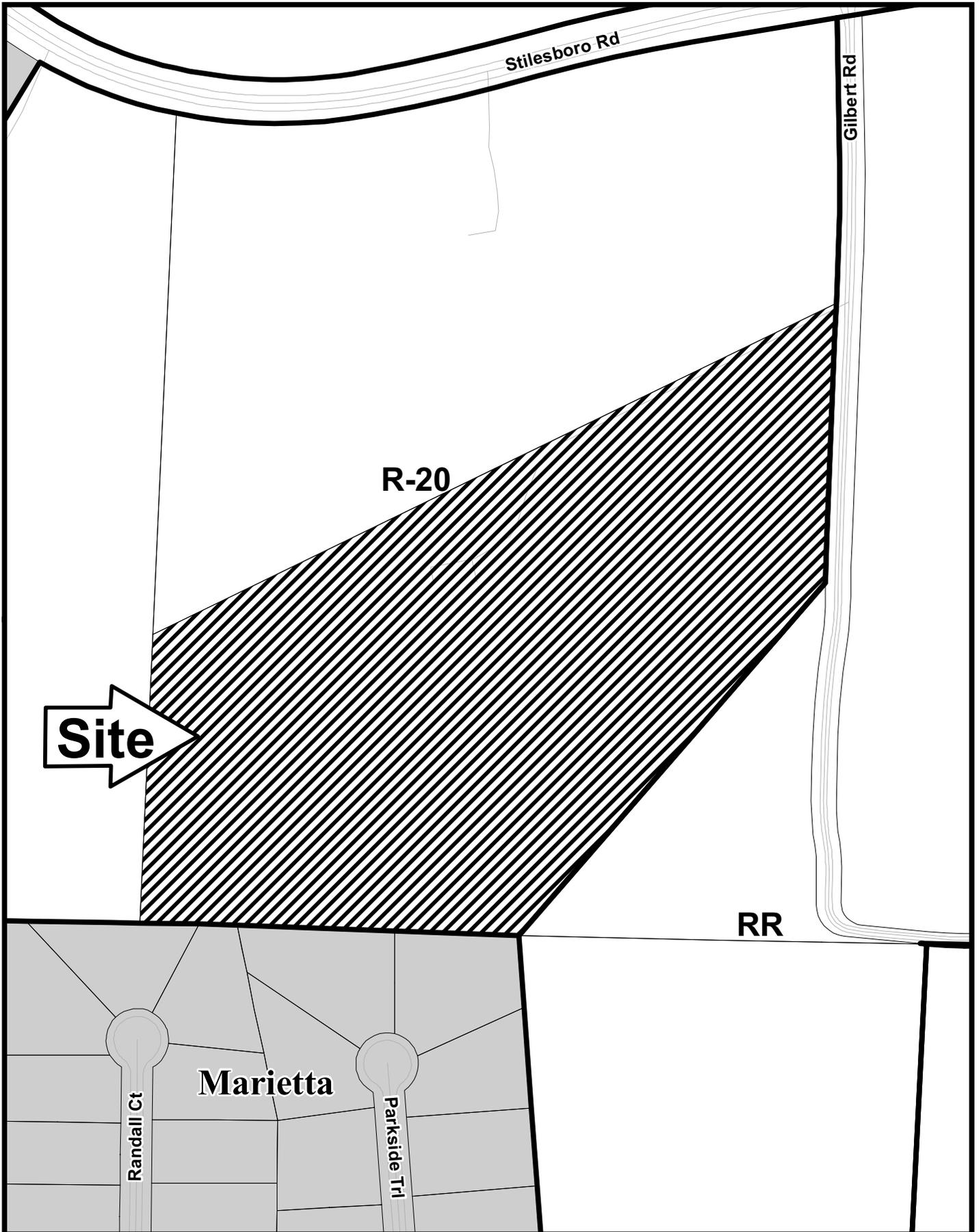
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

**HYDRANT:** Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

# V-75



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 200 400 Feet



City Boundary  
Zoning Boundary

# Application for Variance Cobb County

2014 JUN 13 PM 2: 53

(type or print clearly)

Application No. V- 75  
Hearing Date: August 13, 2013

Applicant Elliott Homes, Ltd. Phone # (770) 423-0293 E-mail elliotthomes@bellsouth.net  
Sams, Larkin, Huff & Balli, LLP Address 376 Powder Springs Street, Suite 100  
Garvis L. Sams, Jr. Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)

Phone # (770) 422-7016 E-mail gsams@slhb-law.com

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

Debbie S. Johnston  
Notary Public

Titleholder Paragon Partners, LLC Phone # (310) 966-7593 E-mail mark@paragoninvestors.com

Signature See Attached Address: 409 Santa Monica Boulevard, Suite 2E  
(attach additional signatures, if needed) Santa Monica, California 90401  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Present Zoning of Property R-20

Location The west side of Gilbert Road, south of its intersection with Stilesboro Road.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 251 District 20th Size of Tract 15.14 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

A literal interpretation or enforcement of Cobb County Zoning Ordinance provisions works a hardship upon the Applicant and Property Owner in view of the fact that Gilbert Road, which has been owned the National Park Service (NPS) since 1939, is a private road and is utilized as an easement traversed by all property owners on Gilbert Road from its intersection with Stilesboro Road to its intersection with Old Mountain Rd.

List type of variance requested: To allow a maximum number of five (5) homes (on Lots ranging from a minimum of 2.5 acres to 3.3 acres) off of Gilbert Road which is a private easement owned by the NPS.